

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, June 21, 2016
—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey 08807

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 25, 2016 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Board Secretary before the public meeting.

However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

ROLL CALL:

Don Sweeney – present

Pushpavati Amin – present

Paul Riga – present

Michael Kirsh, – absent

Evans Humenick – present

Alan Fross – absent

Beth Powers – present

James Weideli, Alternate #1- absent

Dawn Guttschall Alternate #2 – present

John Fallone Alternate #3 – present

Jeff Foose Alternate #4 – present (arrived at 7:40 pm)

Others present: Amanda Wolfe Esq. for Board Attorney Steven Warner Esq. and Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

May 17, 2016 Regular Meeting

Motion by Ms. Guttschall; Second by Mrs. Amin, the foregoing minutes were adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mr. Sweeney, Ms. Guttschall, Mr. Fallone

ABSENT: Mr. Fross, Mr. Kirsh, Mr. Weideli

NOT ELIGIBLE: Mrs. Powers, Mr. Foose

MEMORIALIZING RESOLUTIONS:

ADANAN JAVAN (GRBNJ TRUST) – 351 Garretson Road

Block 420 Lots 14

#16-008-ZB- Variance- Garage Addition

DECISION: Approved with Conditions 5/17/16

Eligible to Vote: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Sweeney, Mr. Weideli, Ms. Guttschall

Motion by Ms. Guttschall; Second by Mrs. Amin, the foregoing resolution memorializing the approval on 5/17/16 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mr. Sweeney, Ms. Guttschall

ABSENT: Mr. Fross, Mr. Kirsh, Mr. Weideli
NOT ELIGIBLE: Mrs. Powers, Mr. Fallone, Mr. Foose

NEW YORK SMSA LIMITED PARTNERSHIP/ dba Verizon Wireless - 65 Old York Road

Block 134 Lots 4

#16-001-ZB- Amendment of Prior Approval

DECISION: Approved with conditions 4/5/16

Eligible to vote: Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Sweeney, Mrs. Powers, Mr. Weideli, Mr. Foose

Motion by Mrs. Amin; Second by Mrs. Powers, the foregoing resolution memorializing the approval on 4/5/16 was adopted as amended as on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Humenick, Mrs. Powers, Mr. Sweeney
ABSENT: Mr. Fross, Mr. Kirsh, Mr. Weideli
NOT ELIGIBLE: Mr. Riga, Ms. Guttschall, Mr. Fallone, Mr. Foose

HEARING AND DELIBERATIONS:

THIELMAN – 706 Van Nest Drive

Block 802 Lots 26

#16-013-ZB- Variances- Deck

TIME: 120=9/30/16

Attorney Robert Foley was present to represent the applicant. Mr. Foley explained that the applicant was present this evening to request a variance to construct a deck.

Victoria Thielman, applicant was sworn in and provided testimony as follows. They have been living in the home for 11 years. They propose to construct a 20 x 24 foot deck to the rear of their dwelling next to the existing patio that is currently there. They require a variance for yard setback. There will be three to four steps from grade to the new deck. The area behind the property is owned by the Township and is wooded with hiking trails.

Mr. Foley reviewed the reports of the Township professionals with the Board.

Chairman Sweeney opened the public portion of the meeting.

Robert Griffin Esq. was present on behalf of residents of Loft Farm community. Mr. Griffin expressed concern the proposed deck was too large and would encourage large gatherings that would negatively impact the residents at Loft Farm. Mr. Griffin indicated that there were approximately 8 units that could be affected by the proposed deck.

Mr. Foley provided closing comments and the Board began deliberations.

Motion by Mrs. Amin; Second by Mr. Fallone, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mrs. Powers, Mr. Sweeney, Ms. Guttschall,
Mr. Fallone
ABSENT: Mr. Fross, Mr. Kirsh, Mr. Weideli
NOT ELIGIBLE: Mr. Foose

MORANO – 177 Maple Street
Block 153 Lots 39
#16-011-ZB- Variances- Demolish existing Home and Construct New Home
TIME: 120= 10/1/16

Attorney Steven Mlenak was present to represent the applicant.

Stephen Fisk, the applicant's planner and land surveyor was sworn in for testimony and accepted by the Board as an expert witness. Mr. Fisk described the current conditions on the property and provided testimony as follows. Most of the homes in this development were built in the 1930's. This property is located in the R-10 Zone and the lot is 50 feet wide. The applicant is requesting variances for lot width, side yard setback and combined side yard setback. There are no adjacent lots that could be purchased to accommodate the non conformity because they are already developed with homes on similar lot sizes. There is an existing home currently on the lot that is in poor condition and will be removed. The proposal is to construct a new two story dwelling with an attached two care garage. The proposal is a modest size home that will fit in nicely within the current neighborhood. Mr. Fisk reviewed the reports of the Board's professional and noted that they could comply with all comments stated in those reports.

Chairman Sweeney opened the public portion of the meeting.

Robert Mihalov of 179 Maple Street was present and questioned if his property would be affected by water as a result of the proposal. Mr. Fisk stated that the water runoff would flow from north to south and would not affect his property.

The Board began deliberations.

Motion by Mrs. Powers; Second by Ms. Guttschall, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mrs. Powers, Mr. Sweeney, Ms. Guttschall,
Mr. Fallone
ABSENT: Mr. Fross, Mr. Kirsh, Mr. Weideli
NOT ELIGIBLE: Mr. Foose

MAREPALLI – 1734 Washington Valley Road
Block 701 Lots 5.01
#16-010-ZB- Variances- Driveway Extension and Fountain
TIME: 120=8/27/16

Attorney Evan Pickus was present to represent the applicant. Mr. Pickus explained that the applicant was seeking variance for lot coverage for the proposed driveway extension and front yard accessory structure for the fountain and porte-cochere.

William Scott, PE, the applicant's engineer was sworn in for testimony and was accepted by the board as an expert witness. Mr. Scott provided testimony as follows. The applicant is currently constructing a single family residence. The applicant's vision is to have a home with a circular driveway and a fountain. The applicant is requesting the circular driveway for aesthetic reasons and for a safer option for parking on Washington Valley Road when they have guests. There are two other homes on Washington Valley Road

that also have circular driveways. The Board questioned what the proposed fountain would look like and what the height would be.

The Chairman noted that he would like the applicant to return with a photo or drawing of the proposed fountain. The Board also requested to review the plans for the drive to see if they could reduce the width of the driveway and lessen the amount of impervious coverage relief requested.

The application was carried to the meeting on July 19, 2016 at 7:30 pm with no further notice required.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

OTHER BOARD BUSINESS:

There were no other matters of Board business.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary